



**Fort Monmouth Economic Revitalization Planning Authority**

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**FMERPA Briefing:  
Monmouth County Alliance  
For Action**

**By**

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Deputy Director**



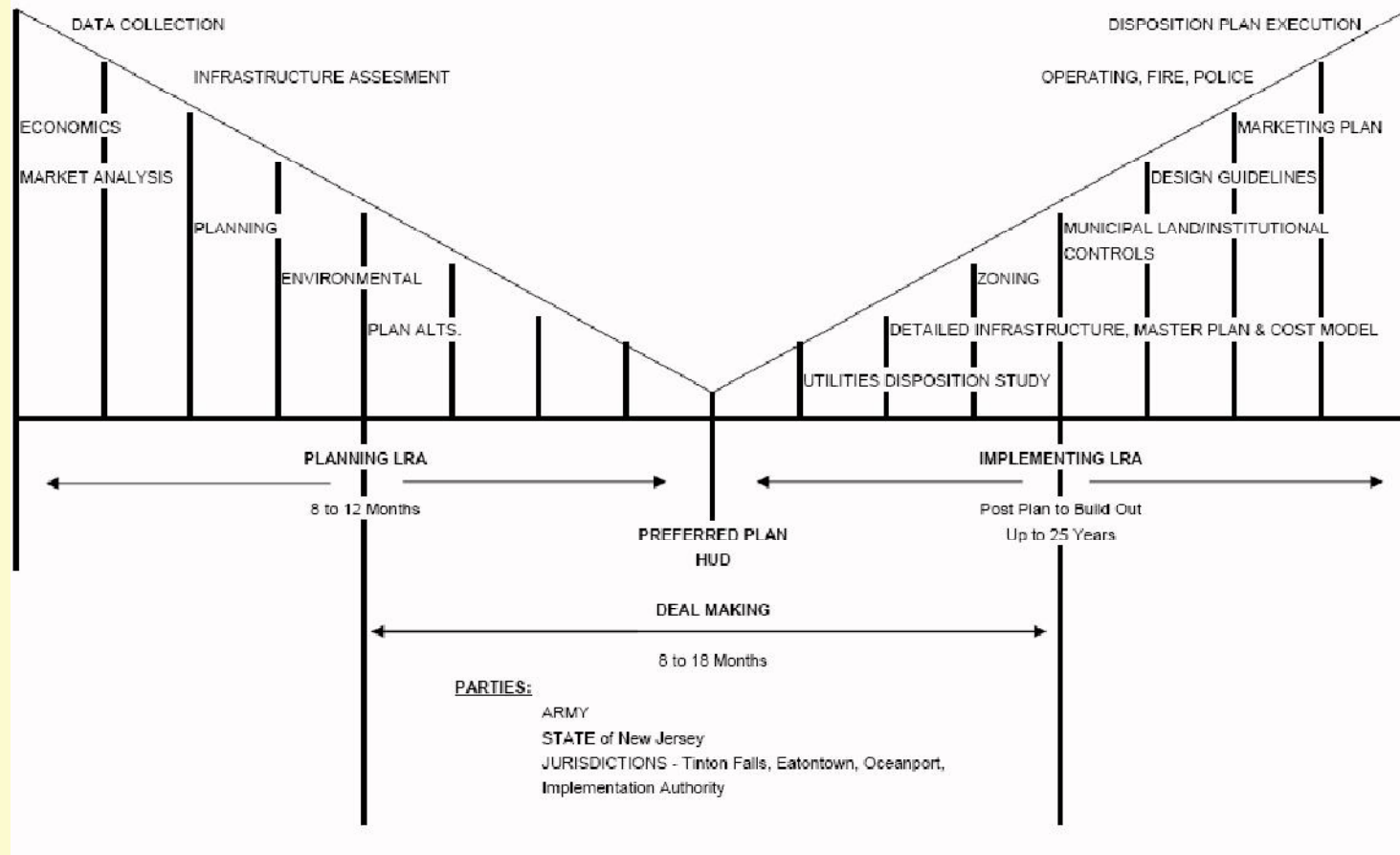
## **THE PROCESS TO PLAN SUBMITTAL**

- Public Hearings
  - Tinton Falls – 7/21/2008
  - Oceanport – 7/23/2008
  - Eatontown – 7/29/2008
  - Public Hearing on the Homeless Assistance Submission – 8/15/2008
- FMERPA Approves Homeless Assistance Submission – 9/3/2008
- Governor Approved Minutes of the 9/3 Authority Meeting on 9/4
- Submitted to Federal Government (HUD & DOA) – 9/4/2008



## Fort Monmouth Economic Revitalization Planning Authority

# From Plan to Implementation





## **THE PROCESS POST PLAN SUBMITTAL**

- HUD Approves LRA Application
- Develop and initiate business attraction and marketing strategies
- Develop disposition and conveyance strategy
- Develop and initiate personal property strategy
- Complete NEPA process on environmental, historic and cultural issues and concerns
- Develop and initiate workforce training
- Property transfers





## **Fort Monmouth – The Challenges**

**How do we create “Added Value” to the region  
through the conversion of the Fort?**

Questions to be asked and answered:

- How will new jobs be created?
- How will redevelopment improve transportation and traffic?
- What will be the infrastructure impact on schools, emergency services, tax base?
- What cost implications are there for communities in the region?
- How will more open space be created and made accessible to the public?



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# Maintain and honor the history of the site and those who served there

- Maintain and integrate into the development over 20 monuments plus markers and signage
- Maintain and Reuse Historic District and 136 Historically Eligible Buildings





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# Fort Monmouth Redevelopment

### *Key Strategies to Accelerate Redevelopment*

- Market existing assets
- Identify target industries
- Establish business incubator space for start-up and small technology firms
- Establish inherent and creative incentives
  - People – highly educated-technical
  - Infrastructure
  - Location
  - Reinforce positive perceptions
- Create expedited “one-stop” permitting shop
- Create branding strategy and promote nationally/internationally

*Life Quality Vision - Live/Work Environment - Sustainable*



## **What we have to offer Assets**

- **High tech electronic research and development facilities with various office, laboratory and specialized testing space.**
  - climate-controlled
  - easily segmented or reconfigured
  - adaptable utility infrastructure
  - back-up emergency power
  - equipped to fabricate and prototype new technologies.
  - Fiber Intranet Ring Pathway
  - redundant fiber pathway between the Main Post and the Camp Charles Wood area.

**Geothermal Heating and Cooling systems are in approximately twenty percent (20%) of facilities space (approximately one (1) million square feet)**



## **What we have to offer Assets**

### **These facilities include:**

- Over 200,000 square feet of combined office and electronic laboratory space
- 42,000 square feet of Sensitive Compartmented Information Facility (“SCIF”) space
- A 632,000 square foot facility dedicated to the research and development environment
  - vaults and SCIF space.
  - 7,000+ square feet of fully equipped Video Teleconferencing (“VTC”) conference room space
  - 500-seat auditorium fully equipped with VTC capability.
- 43,000 square feet of fabrication and prototype shops
- Gamma Ray Source calibration facility





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# Building Reuse Summary

- 50 Non Residential Buildings, 2,085,922 GSF Adaptively Reused





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# McAfee Center/Compound – Potential High Tech Company



- 2 anechoic chambers
- Entire building a SCIF
- Geothermal heating and cooling
- Fiber to all rooms
- Backup power
- UPS
- High Bay area w/10 ton crane





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### What we have to offer: Human Assets

Year	PHD	Master	Bachelor	Associate	No Deg.	TOTALS
2005	16	174	159	20	97	466
2006	2	28	38	3	14	85
2007	3	44	51	6	18	122
2008	2	39	53	2	13	109
2009	2	33	58	3	12	108
2010	2	34	58	5	16	115
2011	2	35	50	3	20	110
TOTALS	29	387	467	42	190	1115





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### 20-Year Development Program

	Tinton Falls	Eatontown	Oceanport	Total
<b>Office/R&amp;D</b>	839,817 SF	521,605 SF	737,119 SF	2,098,541 SF
<b>Retail</b>	81,335 SF	220,459 SF	146,550 SF	448,334 SF
<b>Mixed Income Residential</b>	288 DU	577 DU	740 DU	1,605 DU 2,407,500 SF
<b>Hotel</b>		150 RM	75 RM	225 RM 310,000 SF
<b>Health / Med Office</b>			80,000SF /	80,000 SF
<b>Community / Civic Facilities</b>	88,416 SF	76,469 SF	299,709 SF	464,594 SF
<b>Greenbelt Parks / Ball fields</b>	77AC/22AC Total 99 AC	125AC/107AC Total 232 AC	145AC/28AC Total 173 AC	504 AC
<b>Suneagles Golf</b>		157 AC		157 AC
<b>Total</b>				5,788,979 SF



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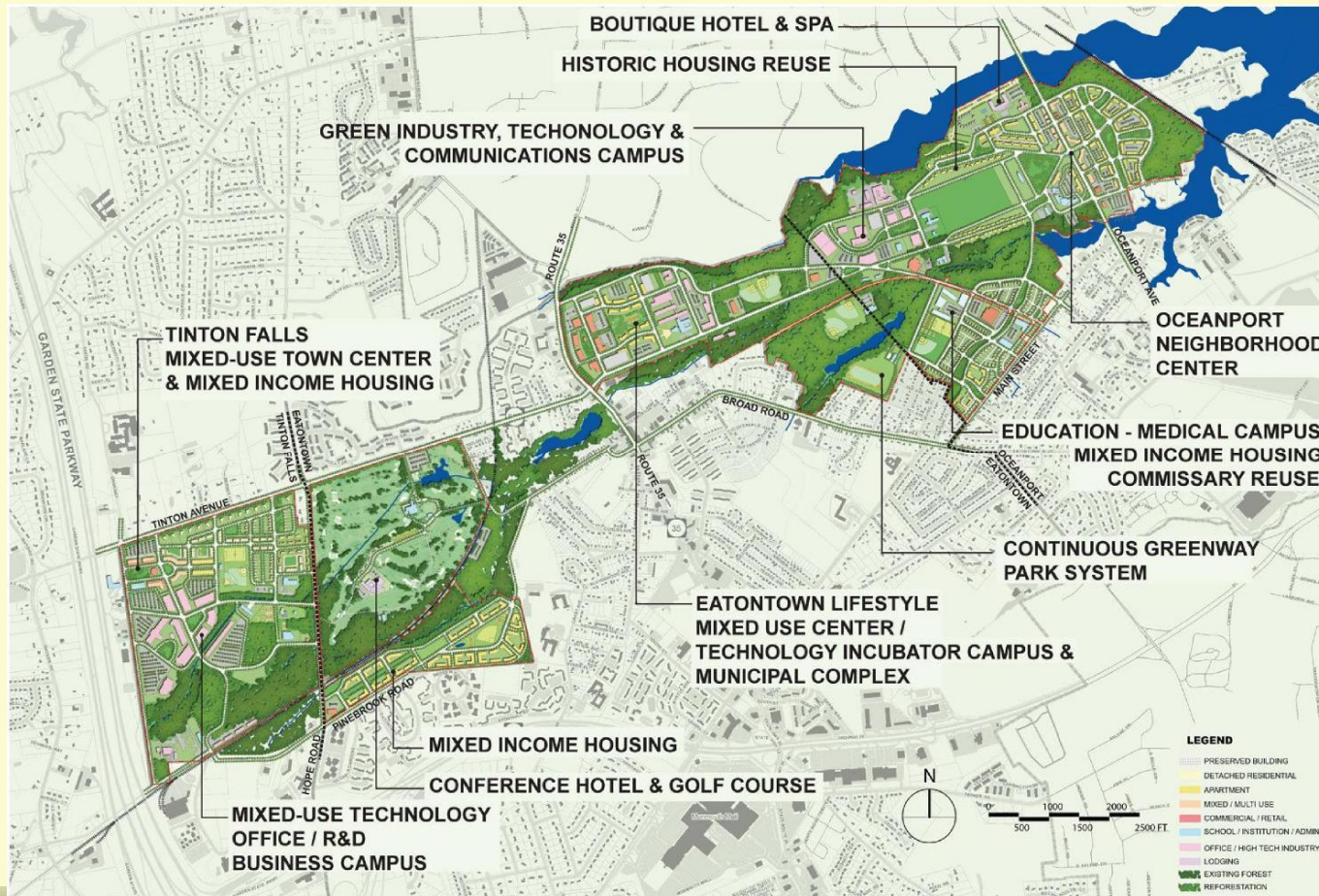
# JOBS AND CONSTRUCTION COST

Plan Option	Construction Cost	Construction Jobs	Permanent Jobs
Prospective Job Seekers			3,043
Reuse Plan	\$962,237,000	8,635	5,044+



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# Reuse Plan in 2028 (20 – year plan)





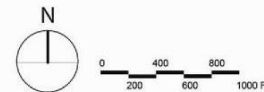


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# Mixed Use Business Center Program



1. Large Lot Detached Housing
2. Small Lot Detached Housing
3. Townhouse
4. Apartment
5. Hemphill Housing
6. Firehouse
7. Mixed-use Town Center, Bandshell & Town Green
8. Library
9. Child Care
10. Municipal Use
11. Teen Center
12. Myers Center Reuse
13. Mixed-Use Technology Business Campus
14. Fire & Police Training Center
15. Fabrication Shops
16. Gas Station
17. Pool
18. Field House & Ball Fields
19. Wetland Preservation Park
20. Pulse Power Building R / D
21. Existing Tinton Falls Municipal Building
22. Geothermal Wells







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## **Tinton Falls Aerial Rendering**



July 20, 2009

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17



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# Eatontown West Program Summary



1. Suneagles Golf Course  
Main Entrance & Parking
2. Gibbs Hall - Clubhouse & Catering
3. Conference Center & Hotel
4. Restaurant
5. Ball Fields
6. Convenience Retail
7. Mixed Income Housing
8. Community Center & Pool
9. Wetland Preservation Park







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# Rt. 35 Lifestyle Center – Tech Incubator



1. Lifestyle Town Center
2. Mixed-Income Apartments
3. Parking Structure
4. Incubator & Professional Services
5. Eatontown Municipal Building
6. Office Space
7. Auditorium / Theatre
8. Bowling Center
9. Cell Tower
10. Amphi-theatre
11. Ball Fields
12. Wetland Preservation Park
13. Office / R & D Space
14. Local Bus to Jitney Transfer Station
15. Geothermal Field







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## **Eatontown Aerial Rendering**







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# Green Industry & Technology Campus



- |  |                               |
|--|-------------------------------|
| 1. McAfee Center Reuse / Communication R & D | 7. Educational Reuse          |
| 2. Office Educational Reuse                  | 8. Green Industry Campus      |
| 3. Library                                   | 9. Lane Hall Community Center |
| 4. Chapel                                    | 10. Parking Structure         |
| 5. Counseling Center                         | 11. Geothermal Wells          |
| 6. Fitness Center                            | 12. Wetland Preservation Park |





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## Education – Medical Campus

1. Small Lot Detached Housing	6. Ball Fields
2. Mixed-Income Apartments	7. Wetland Preservation Park
3. New School	8. Geothermal Wells
4. Retail Center	9. Cell Tower
5. Medical Center & Medical Offices	





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# Oceanport Neighborhood Program



1. WWI Barracks - Retail Reuse
2. Mixed-Income Apartments
3. Allison Hall Offices
4. Historic District Housing
5. Boutique Hotel & Spa
6. Parade Ground
7. Retail & Professional Office
8. Credit Union
9. Marina, Restaurant & Public Boat Ramp
10. Oceanport Municipal Complex & Mixed Income Apartments
11. FEMA Office
12. Museum / Art Center
13. Wetland Preservation Park
14. Waterfront Esplanade







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### Oceanport Aerial Rendering





## **Upcoming Consulting Opportunities**

- **Operating and Infrastructure Analysis**
  - Cost to cure/build
  - Capital Requirements
  - Cost Modeling
  - Infrastructure/Utility Systems analysis
    - Electric
    - Storm water /water
    - Communications
    - Geo-thermal
    - Roadways, Bulkheads
  - Building upgrades/rehabilitation
  - GIS – Database
- **Business and Operation Plan**
- **Environmental**



## RFP Notices

- FMERPA Website –  
[www.nj.gov/fmerpa](http://www.nj.gov/fmerpa)
- ADC 360 –  
[www.defensecommunities.org/?p=Publications\\_360](http://www.defensecommunities.org/?p=Publications_360)
- Asbury Park Press
- Star Ledger



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